

Tripura Online Registration System

Introduction:-

The real purpose to register a deed is to secure every person dealing with any property against fraud and to maintain a public register. Records are maintained by the Sub Registry offices primarily for facilitating property transactions. In every land transaction, it is important to ascertain who is the registered owner of the property in question and what encumbrances, if any, are registered against it. To speed up this registration process and to provide accountability and transparency in administration Government of Tripura introduced “TRIPURA ONLINE REGISTRATION SYSTEM” which has designed and developed by National Informatics Centre.

A. Registration Functionalities include the following

- Serialization of the presented Deed.
- Capturing Document details.
- Plot information comes from Land Records Website.
- Determination of Stamp duty and Registration Fees based on the type of the document.
- Generation of receipts after fee receiving
- Prayer for Visit Commission
- Prayer for duplicate Document.
- Photo and Fingerprint Capturing.
- Permanent Deed Number generation based on Book Type.
- SMS Alert after Permanent Deed Number generation and scanning
- Scanning of deed.
- Generation of Document Summary after scanning.
- Capturing Deed writers and Advocate information.

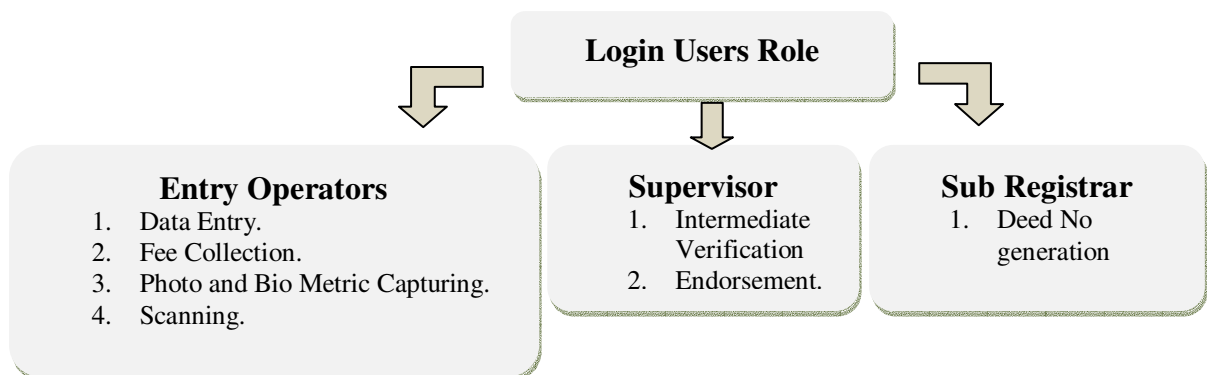
B. POST Registration Functionalities includes

- Searching of Document.
- Providing certified copy of the Document to citizens.

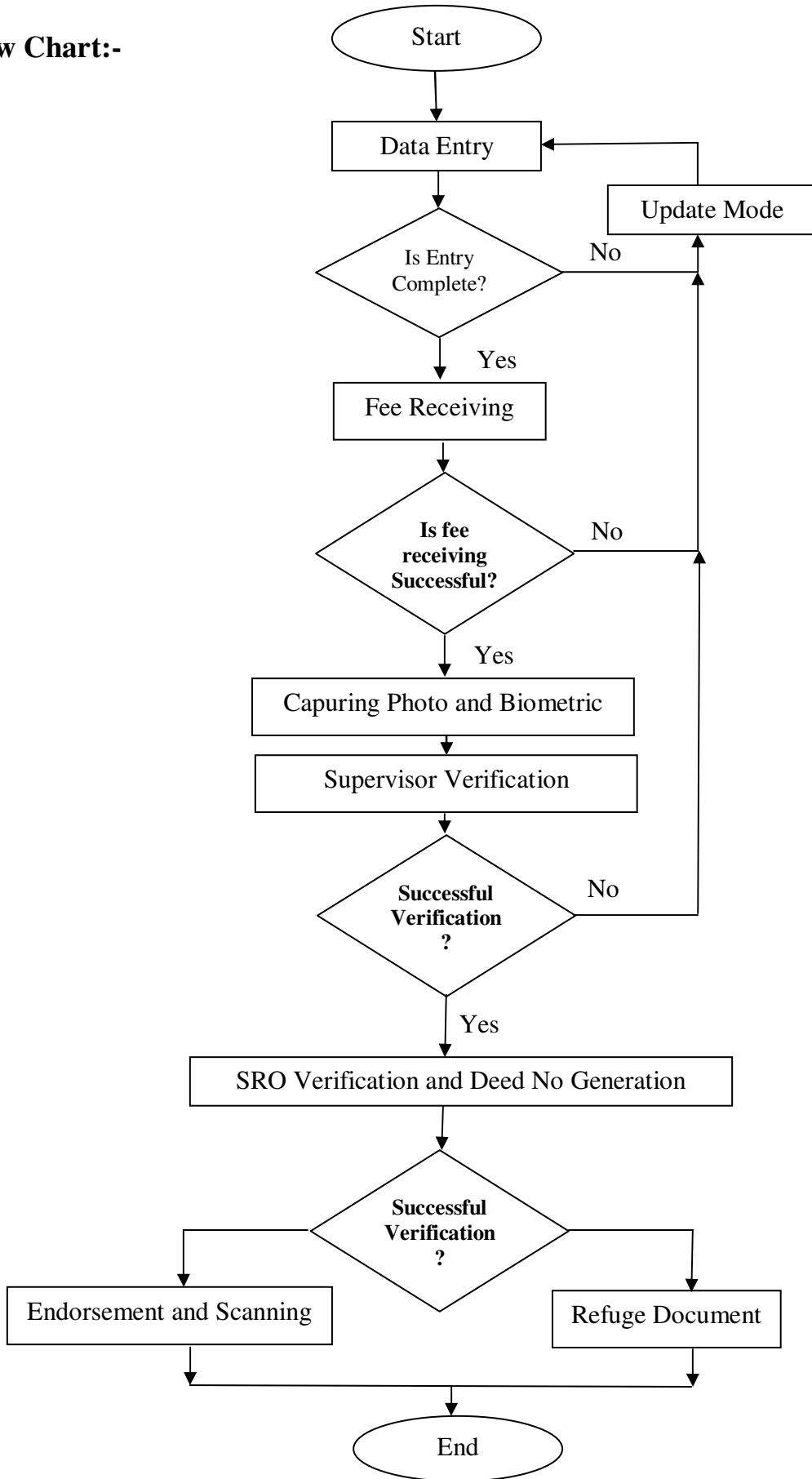
C. MIS Reports

- Date wise total Entry, verification, Scan and Delivery Report.
- Total Fee collection Report
- SMS generation report
- Calculation of Fee.

D. Assigned Job to three types of User



Flow Chart:-



Process of Deed Registration

1. Data Entry:-

The process of deed registration through TORS starts with data entry. Data entry operators collect information about the Executants and Claimants from the deed presented to them and they keep this information in website.

In case of sale deed of land, the information's about plot provided in deed are matched with the information which are comes from ejami website which is also known as COMPUTERIZED LAND RECORDS (CLR). If any discrepancy found in **Plot No's** or in **Available Area** then this deed is considered as invalid deed.

The following figure shows how the plot information's such as its class, subclass, actual land, transferred land, available land, present owner of land and his/her share comes from ejami website.

Land Accounts Maintenance														
Select Khatian No. <input type="text" value="2/1"/> <input type="checkbox"/> Enter Manually														
--	Plot No.	Sabek	Class	Sub Class	Actual Land	Transferred Land	Available Land	Sold Area	North	South	East	West	Market Value	Consideration Value
<input checked="" type="checkbox"/>	260	10535/25583	নাল	খেলার মাঠ	1.402	0.602	0.8	0						
<input type="checkbox"/>	267	10538	নাল	করণ	0.295	0	0.295							
<input type="checkbox"/>	268	10542, 10541, 10543	---	চিকিৎসালয়	0.3543	0	0.3543							
<input type="checkbox"/>	269	10543	নাল	ভিটা	0.0087	0	0.0087							
<input type="checkbox"/>	270	10540	---	ড়োন	0.02	0	0.02							
<input type="checkbox"/>	272	10539	নাল	ভিটা	0.0087	0	0.0087							
<input type="checkbox"/>	273	10539	নাল	ভিটা	0.0005	0	0.0005							
<input type="checkbox"/>	286	10539	---	পথ	0.005	0	0.005							
Total:					2.0942			0					0	0
Name					Share									
মিসুরা সরকারের দফে পশু পালন বিভাগ কর্তৃক রক্ষিত					100000									

In the above figure Transferred land 0.602 units against plot no 260 indicates that, this amount of land has already been registered against one or more deed which was previously executed and waiting for mutation. After mutation the amount of Actual Land will reduced to 0.8 units.

2. Fee collection: -

Collection of fees according to the valuation prescribed by Bench Clerk is also calculated in TORS website. This is a quite reliable and faster way of fee calculation than doing it manually.

3. Photo and Finger Print Capturing:-

There is a separate offline module of this project named TORS_SCAN which is used to take photo an fingerprint of all executants and claimants during the registration process. Scanning of document also done by this offline module.

4. **Intermediate Verification:-**

It is proofread to make sure that the important details of the deed were correctly keyed into the computer. The names of the people, banks and businesses written on the document, as well as their correct spellings, are carefully checked.

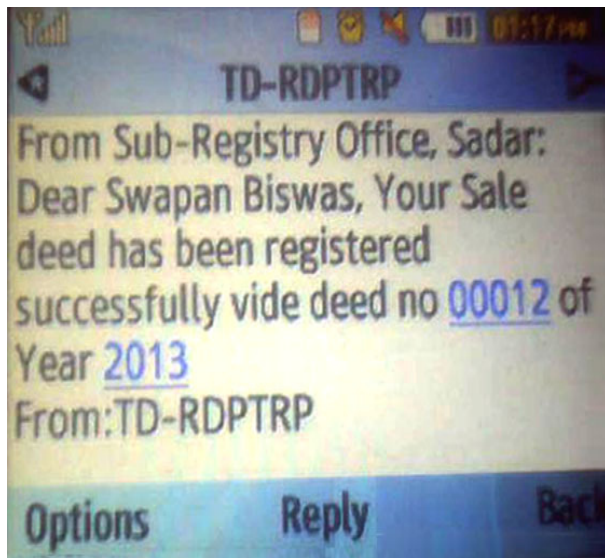


5. **Final Verification:-**

The final verification process provides a regular no against each deed based on book no and also provides last date for deed scanning.

6. **SMS Alerts:-**

After successful verification, system automatically generates SMS including following text showed in figure and sends to all executants and claimants.



7. **Endorsement:-**

Once recorded, by use of the computer, each document is given book and page numbers. These numbers are useful to individuals who want to look up or research recorded documents.

8. **Scanning of Deed:-**

After each document is given a book and page number, each document is imaged and the original copy is returned to the party indicated on the document or identified by the submitter.

Following are list of deeds registered through TORS:-

(i)

Sale

- 1 Sale Document
- 2 Sale Agreement with Possession
- 3 Sale after registered sale agreement with possession
- 4 Sale agreement without possession
- 5 Sale after registered sale agreement without possession
- 6 Sale executed by Tripura Housing Board
- 7 Sale executed in f/o cooperative society
- 8 Sale executed by Cooperative society in f/o member
- 9 Sale in favor of Government
- 10 Development Agreement or Construction agreement
- 11 Certificate of Sale
- 12 Certificate of sale executed by Party
- 13 Transfer of Lease/Deed of Assignment
- 14 Deed of Assignment in f/o member by Co-operative Society
- 15 Exempted Cases (by G.O.)
- 16 Sale in f/o member by Co-operative societies(1/8/87 to 10/12/91)
- 17 Sale in f/o member by Co-operative societies(11/12/91 to 24/11/95)
- 18 Deed of Assignment in f/o member by Co-operative societies(1/8/87 to 10/12/91)
- 19 Deed of Assignment in f/o member by Co-operative societies(11/12/91 to 24/11/95)
- 20 Agreement for Deed of Assignment without possession
- 21 Deed of Assignment after registered Agreement without possession

(ii)

Gift

- 1 Gift in Favor of family members
- 2 Gift in f/o Government
- 3 Gift in f/o Local bodies
- 4 Gift in f/o others except family members, Govt, Local Body
- 5 Cancellation of Gift
- 6 Gift in f/o Govt./Local Bodies(Exempt Cases)
- 7 Gift in f/o family members and others

(iii)

Mortgage

- 1 Mortgage with Possession
- 2 Mortgage without Possession. executed in f/o Govt. by Govt. Servant
- 3 Mortgage without Possession. executed by Co-op. Society in f/o Govt.
- 4 Mortgage without Possession. by Farmers/SSIs.
- 5 Mortgage without Possession. by Co-op. Society in f/o Tripura Housing Board
- 6 Mortgage without Possession. in f/o Financial Institution/Bank
- 7 Mortgage without Possession by Co-op. in f/o others
- 8 Mortgage without Possession by others

(iv)

Lease

- 1 Lease with Rent
- 2 Lease with Premium

- 3 Lease with Rent and Premium
- 4 Lease in f/o Government/Co-operative Society
- 5 Lease with rent by Government
- 6 Lease with Premium by Government.
- 7 Lease with Rent & Premium by Government
- 8 Surrender of Lease(Rent & Premium)
- 9 Surrender of Lease (Exempt Cases)
- 10 Lease in f/o Cooperative Society
- 11 Lease with Premium in f/o member by Cooperative Society
- 12 Surrender of Lease(Rent)
- 13 Surrender of Lease(Premium)

(V) Partition

- 1 Partition

(vi) Exchange

- 1 Exchange

(vii) Settlement

- 1 Settlement in favour of Family Members
- 2 Settlement for Marriage (Kabinnama at Majlish)
- 3 Settlement for marriage (Kabinnama)
- 4 Settlement for other purpose
- 5 Revocation of Settlement

(vii) Release

- 1 Release with Consideration Value
- 2 Reconveyance by Govt in f/o Govt Employee
- 3 Release by Housing federation in f/o Societies/Co-ops
- 4 Reconveyance in f/o others
- 5 Release without Consideration Value

(ix) Adoption

- 1 Document of Adoption
- 2 Assent to Adopt

(x) Authenticated Power of Attorney

- 1 Special Authenticated Power of Attorney
- 2 General Authenticated Power of Attorney
- 3 Sp. Authenticated Power of Attorney Authorizing more than five persons
- 4 General Authenticated Power of Attorney authorizing more than 5 persons

(xi) Bond

- 1 Security Bond
- 2 Indemnity Bond

(xii) Copy Of Decree

- 1 Copy of decree other than Partition
- 2 Copy of Decree presented/executed by Party

(xiii) Declaration

- 1 Declaration relating to immovable property
- 2 Agreement relating to Immovable Property
- 3 Cancellation of Agreement / Declaration
- 4 Agreement relating to Immovable Property(Without Value)

(xiv) Other than Immovable Property

- 1 Deed of Pledge/Pawn
- 2 Deed of Trust
- 3 Revocation of Trust
- 4 Cancellation
- 5 Declaration
- 6 Sale
- 7 Appointment in Execution of a Power
- 8 Agreement
- 9 Indemnity Bond
- 10 Security Bond
- 11 Receipt
- 12 Receipt referring registered documents
- 13 Gift in favour of others
- 14 Lease with Rent
- 15 Lease with Premium
- 16 Lease with Rent and Premium
- 17 Award
- 18 Gift in favour of family members
- 19 Gift in favour of Family members and Others
- 20 Agreement With Consideration
- 21 Kabin Nama
- 22 Talak Nama
- 23 Security Bond(Without Value)
- 24 Sale(Power of Attorney)
- 25 Talak Nama(Without Amount)
- 26 Talak Nama W/O Amount

(xv) Partnership

- 1 Partnership
- 2 Partnership with Capital Amount
- 3 Transfer of share of Partnership
- 4 Dissolution of Partnership/Pledge

(xvi) Power of Attorney

- 1 Special Power of Attorney
- 2 General Power of Attorney
- 3 SP involving more than Five Attorney
- 4 GP involving more than Five Attorney

- 5 Cancellation of Power of Attorney
- 6 Power of Attorney with consideration

(xvii) Rectification

- 1 Rectification Sale Deed
- 2 Rectification of Gift
- 3 Rectification Power of Attorney
- 4 Rectification Lease Deed
- 5 Rectification Partition Deed
- 6 Rectification Exchange Deed
- 7 Rectification Settlement Deed
- 8 Rectification Release Deed
- 9 Rectification Declaration Deed
- 10 Rectification Bond Deed

(xviii) Will

- 1 Will
- 2 Authority to Adopt
- 3 Codicil
- 4 Cancellation of Will
- 5 Will with Cancellation of Will

Online Registration of Documents is implemented in all 15(Fifteen) SROs of Tripura and is running successfully.